



ZONING PUBLIC HEARING



Tuesday, April 17, 2012 at 6:30 p.m.



Council Chamber of the Avery Upchurch Municipal Building


**THE CITY OF RALEIGH NOTICE OF PUBLIC HEARING TO
CHANGE THE ZONING ORDINANCE AND CITY CODE OF THE
CITY OF RALEIGH.**

Cases:


Z-10-12  **Westgate Rd**, north side, northwest of its intersection with Ebenezer Church Rd., being Wake Co. PINs 0778536990 & 0778740512. Approx. 97.13 acres are requested by Martin Marietta Materials Inc. to be rezoned from NB CUD, O&I-1 CUD, TD CUD, TD, R-4 w/ AOD & SHOD-2 to IND-1 CUD w/(SHOD-2 to remain). The proposed conditions provide for realignment of Westgate Rd to the north no more than 600 ft. from current location, limit extraction to south of relocated Westgate Rd. with buffer of 50 feet and 25 ft. high berm between ROW and extraction, specify min. and max. ht. and planting for berms along southern edge, prohibit transportation of overburden at grade across Westgate Rd., limit uses & prohibit blasting to the northern portion, prohibit blasting within 200 ft. of southern portion from relocated ROW, 50 foot buffer around Westgate & property edge with limited driveway access, seismograph reading log for southern portion, limit hours of blasting operation, stormwater controls, tree conservation area, offer of transit easement and limit uses and other specifications for the property if no road realignment occurs. **(Staff Contact: Dhanya Sandeep, 919-516-2659, dhanya.sandeep@raleighnc.gov )**


Z-11-12  **Strickland Rd, Southside, southeast of its intersection with Leesville Rd.**, being Wake Co. PIN 0788056251. Approx. 3.91 acres are requested by Saintsing Properties LLC to be rezoned from R-4 to SC CUD. The proposed conditions prohibit adult establishments on the site. **(Staff Contact: Dhanya Sandeep, 919-516-2659, dhanya.sandeep@raleighnc.gov )**


Z-12-12  **Creedmoor Rd. and W. Millbrook Rd.**, east side of Creedmoor Rd., south of its intersection with W. Millbrook Rd., being Wake County PINs 0796478165 and 0796477549. Approx. 7.27 acres are requested by Cary Development Partners, LLC to be rezoned from Shopping Center Conditional Use District to Shopping Center Conditional Use District, with a change of conditions. The proposed conditions are similar to those currently applying to the property, with the exception of removing the approved Concept Plan and associated conditions for site layout and building use, height, size, and design. **(Staff Contact: Carter Pettibone, 919-807-8482, carter.pettibone@raleighnc.gov )**


Z-15-12  **Sandy Forks Road**, southeast side, east of its intersection with Six Forks Road, being Wake County PINs 1706782231, 1706783269, 1706784337. Approx. 1.13 acres is requested by Kimberly Development Group LLC to be rezoned

from Office and Institution-1 Conditional Use and Residential-4 to Office and Institutional-1 Conditional Use District. The proposed conditions prohibit certain uses, limit vehicular access, building height, fenestration and materials, buffers, lighting, setbacks, fencing, parking and operation of dumpsters. **(Staff Contact: Stan Wingo, 919-516-2663, stan.wingo@raleighnc.gov)**

Z-16-12  **Six Forks Road, west side**, north of its intersection with Sawmill Road, being Wake County PIN 1707471902. Approx. 7.29 acres is requested by Raleigh Land Fund 1, LLC to be rezoned from Residential-4 to Special Residential-6, general use. **(Staff Contact: James Brantley, 919-516-2651, james.brantley@raleighnc.gov)**

Z-17-12  **Six Forks Road**, east side, just north of its intersection with Colonnade Center Dr, being Wake County PIN 1708325278. Approx. 6.08 acres is requested by Colonnade Regency, LLC to be rezoned from Shopping Center Conditional Use District to Shopping Center Conditional Use District, with a change of conditions. The proposed conditions are identical to those currently applying to the property, with the exception of removing covenants that require office uses and a mezzanine level in one of the buildings. **(Staff Contact: James Brantley, 919-516-2651, james.brantley@raleighnc.gov)**

Z-18-12  **Falls of Neuse Road**, southeast side, southwest of its intersection with Stonegate Dr., being Wake County PIN 1718622524. Approx. 0.536 acre is requested by Robert J. Cummins to be rezoned from Residential-4 to Office and Institutional-1 Conditional Use District. The proposed conditions prohibit certain uses, set standards for maximum number of stories and building height, maximum building size, lighting, building design, sidewalk width, site access, and screening and operation of dumpsters. **(Staff Contact: Carter Pettibone, 919-807-8482, carter.pettibone@raleighnc.gov)**

Z-19-12  **(MP-1-12) Homewood Banks Drive & Blue Ridge Road**, west of Crabtree Valley Avenue, being a portion of Wake County PINs 079558099, 0795594347, 0795583726, 0795488454, 0795580406, & 0795598141. Approx. 23.75 acres are requested by REDUS NC Land LLC to be rezoned from Shopping Center and Office & Institution-2 with Planned Development Overlay District to Shopping Center and Office & Institution-2 with Planned Development Overlay District (with revised Master Plan). The proposed condition requires all development to be in accordance with the revised Master Plan. **(Staff Contact: Doug Hill, 919-516-2622, Doug.Hill@raleighnc.gov)**